

# \$799,900 - 1604 43 Street Sw, Calgary

MLS® #A2225084

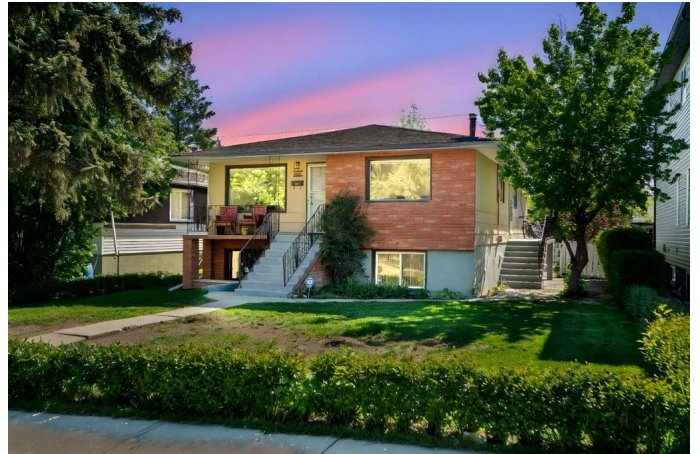
**\$799,900**

4 Bedroom, 2.00 Bathroom, 1,115 sqft

Residential on 0.13 Acres

Rosscarrock, Calgary, Alberta

ATTENTION INVESTORS, BUILDERS AND DEVELOPERS. An outstanding opportunity awaits in the thriving inner-city community of Rosscarrock—this 47'.9x 121' R-CG zoned lot offers exceptional potential for redevelopment or as a prime holding property. Positioned on a quiet, tree-lined street, this parcel boasts 541 SQM of build-ready in one of Calgary's most sought-after redevelopment zones. The R-CG zoning permits single-family and two-family dwellings, accessory dwelling units (ADUs), and supports the development of up to four units—each potentially including a legal secondary suite and space for 4 parking stalls all subject to final approval and verification by the City of Calgary Planning and Development Department. Whether you're looking to build immediately or hold for future appreciation, this property combines location, flexibility, and investment upside. The existing charming bungalow features a bright, functional layout with three spacious bedrooms and a full bath on the main level. The illegal basement suite includes a separate entrance, full kitchen, large family room, additional bedroom, full bathroom, and shared laundry—making it ideal for rental income while you plan your next project. A double detached garage adds valuable storage and parking flexibility, while the East-facing backyard provides ample space for outdoor living and entertainment. Located in a prime inner-city location, this property is minutes from downtown Calgary



and surrounded by key amenities, including Westhill Shopping center, Edworthy Park, Shaganappi Golf Course, C-Train stations, schools, shopping, parks, and major routes like Bow Trail and Sarcee Trail and more. This is the ideal property for forward-thinking investors ready to build or hold for long-term gains. Call to book a tour!

Built in 1958

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2225084    |
| Price          | \$799,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,115       |
| Acres          | 0.13        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1604 43 Street Sw |
| Subdivision | Rosscarrock       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 2A4           |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | See Remarks, Separate Entrance, Storage          |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite            |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Stucco, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 40             |
| Zoning         | R-CG           |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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